

## **Anderson Engineering response to Bidder Questions - EPNC Amendment of Solicitation No. VA-786A-11-IB-0086**

### **Bidder Question #1:** (submitted question)

[summarized for brevity]

How does the Department of Veterans Affairs procure commissioning Services? [Name removed] is a commissioning service provider reference: *SECTION 01 91 00: GENERAL COMMISSIONING REQUIREMENTS, paragraphs 1.2 CONTRACTUAL RELATIONSHIPS and 1.3 RELATED WORK*

Shall the bid for commissioning service include above mentioned whole commissioning plus system, subsystem and equipment commissioning?

### **Response to Question #1:**

The Department of Veterans Affairs (VA) will engage the Commissioning Agent (CxA) under a separate contract; per paragraph 1.7 B of *SECTION 01 91 00, GENERAL COMMISSIONING REQUIREMENTS*.

The Contractor shall be responsible for the other items outlined within the plans and specifications.

### **Bidder Question #2:** (submitted question)

A metal roofing [name removed] manufacturer is asking permission to submit a substitution in *SECTION 07 41 30*. Can you please let me know if this is possible and to whom I should submit our Engineering /LEEDS Cert/Specification data?

### **Response to Question #2:**

Submittal review will occur during the construction phase of the project. The material, products and equipment specified in the construction documents establish a standard for required function, dimension, appearance and quality to be met by any proposed substitution. While the manufacturer listed in *SECTION 07 41 30, paragraph 2.2A* is listed as the basis of design, other manufacturer's products meeting the specification requirements will be considered during the submittal process.

Reference *paragraph 1.6 A Substitutions of specification SECTION 07 41 30 PERFORMED METAL STANDING SEAM ROOFING AND SIDING*.

### **Bidder Question #3:** (submitted question)

- A) The two (2) ton HVAC unit will likely not be available in 3 phase. Will single phase be acceptable?
- B) Can we use a high density polyethylene pipe that has a warranty of 75 years in place of copper for the lines of the ground source heat pump?
- C) Is the transfer fluid that we pump in the lines a water and menthol mix acceptable?

- D) Is there an Asbestos/Lead Survey available?
- E) Will the temporary maintenance building be going to the VA or contractor after this project?

**Response to Question #3:**

- A) The Basis of Design Manufacturer (Earthlinked Technologies) has a 3-phase 2-ton compressor/heat pump available.
- B) No, the copper ground loops are to be provided by the Direct exchange Heat pump manufacturer.
- C) No, the system uses refrigerant for the heat transfer media.
- D) No, the Contractor, at his own expense, shall be responsible for obtaining an Environmental Building Survey of the buildings to be demolished. The cost of the survey and any necessary abatement/disposal shall be included in the contract price. Reference specification *SECTION 02 41 10 DEMOLITION AND SITE CLEARING*. The survey is addressed in paragraph 1.4H.
- E) The temporary maintenance building shall be removed from the site by the contractor following the acceptance and occupancy of the new maintenance facility by the VA.

**Bidder Question #4:**

(submitted question)

Specification *Section 01 00 00 General Requirements, paragraph 1.1 General Intention, D.* says the VA is retaining the laboratory testing but specification *Section 01 45 29 Testing Laboratory Services* states the contractor is responsible. Who is paying for the testing?

**Response to Question #4:**

The Contractor shall retain and pay for Testing Laboratory Services as specified in *SECTION 01 45 29*.

**Bidder Question #5:**

(submitted question)

- A) Is it true in order to bid as a sub-contractor for this project, the sub-contractor must also be veteran certified, or is only the General Contractor certified as a disabled veteran?
- B) If we are able to bid as non certified sub-contractor how do we locate the certified General Contractors?

**Response to Question #5:**

- A) Only the General Contractor has to be verified as a Service Disabled Veteran Owned Small Business.
- B) It is recommended to check the Interested Parties List at [www.fbo.gov](http://www.fbo.gov) under the solicitation. It does not differentiate between prime or subcontractors; however, if they have SDVOSB by their names then it is a good indicator that they may be a prime.

**Bidder Question #6:**  
(submitted question)

- A) The specifications for the cut limestone veneer list the manufacturer as [Cascade] Block. [Cascade] Block did not furnish the original stone on the other project. To stay consistent, can you please provide the approved manufacturer for the limestone?
- B) Are exterior stone veneers to be sealed? Not shown on drawings.

**Response to Question #6:**

- A) The stone utilized on the recent Columbaria Project was mahogany sandstone quarried in Eastern Oklahoma. It is from the Pennsylvanian era from the Savannah formation. The color ranges from a light buff-tan all through the various earth-tones of brown into a dark chocolate. The stone veneer on the buildings is to match the Columbaria veneer stone.
- B) Yes, see specification *SECTION 04 43 00 NATURAL STONE VENEER*.

**Bidder Question #7:**  
(submitted question)

[summarized for brevity]

- A) A glass manufacturer requests for a substitution in *SECTION 08 80 00 GLAZING*.
- B) Request for substitution in *SECTION 10 11 13 MARKER BOARDS and SECTION 10 11 23 TACKBOARDS*.

**Response to Question #7:**

Any manufacturer's product will be considered provided it meets or exceeds the specification requirements. Product submittal, review and approval will be made during the construction phase.

**Bidder Question #8:**  
(submitted question)

- A) Are there "As-built" drawings available for the existing Administration Building?
- B) Reference Plan Sheet W-1.1 – Is it correct to assume that all work West of Sta 4+50 (off VA property) is work by others and not a part of this contract?
- C) We respectfully request an extension to the bid date of 2 weeks to December 15, 2011.

**Response to Question #8:**

- A) No.
- B) Yes.
- C) The bid date is not extended at this time.

**Bidder Question #9:**  
(submitted question)

- A) Are the hardwood doors going to be prefinished by the manufacturer or are they going to be stained on site by the painting contractor?
- B) The Door and Frame Schedule on Sheet A-3002-7.1 indicates the frame for door M102 is Aluminum. However, the frame is a Type E frame, which is hollow metal. Please confirm whether the frame is aluminum or hollow metal.

**Response to Question #9:**

- A) Hardwood doors must be prefinished. Clarification: see specification *SECTION 08 14 00, paragraph 2.3 PREFINISH, PREFIT OPTION* correction *paragraph 2.3 shall state PREFINISH, PREFIT; delete the word OPTION.*
- B) Correction: Door and Frame Schedule on Sheet A-3002-7.1, door M102 is hollow metal, not aluminum.

**Bidder Question #10:**  
(submitted question)

What is the extent of exposed mechanical and electrical equipment in the buildings? It is not clear on the mechanical or electrical drawings.

**Response to Question #10:**

See also ceiling plans, Sheets A-1001-2.3, A-3002-2.3, and A-3003-2.3 for additional information.

**Bidder Question #11:**  
(submitted question)

Reference Page 40 of 54 *SECTION 4.26* – The wage determination is set forth in *SECTION GR, GENERAL REQUIREMENTS* of this contract. At present, the wage determination is not in the General Requirements. Please advise as to where the wage determination can be accessed.

**Response to Question #11:**

The wage determination is available in the solicitation from pages 48-53. Please replace the wage determination of August 19, 2011 with the attached one, dated October 28, 2011.

**Bidder Question #12:**  
(submitted question)

With regards to *SECTION 09 67 23 RESINOUS FLOORING*:

- A) There is no reference to the specific material finish for the aforementioned section in your *SECTION 09 06 00 – SCHEDULE FOR FINISHES*.
- B) Your specification appears to call out for an epoxy terrazzo finish in both the administration and maintenance building.

- 1) With respect to the administration building, would you accept an alternative finish in the form of an epoxy quartz "terrazzo"?
- 2) With respect to the maintenance building, would you accept an alternative finish in the form of a trowel down epoxy mortar and broadcast system such as [name removed]?

**Response to Question #12:**

- A) Clarification: *SECTION 09 06 00 SCHEDULE FOR FINISHES, 2.9 DIVISION 09 – FINISHES, E. SECTION 09 66 13, PORTLAND CEMENT TERRAZZO FLOORING* shall be corrected to state *E. SECTION 09 67 23, RESINOUS FLOORING*.
- B) Epoxy terrazzo finish is only in the Administration building; see Room Finish Schedule, Sheets A-1001-9.1 and A-3002-9.1.
  - 1) Any substitution must match or exceed Basis-of-Design product specifications. Substitutions will be considered during the constructions phase submittal process.
  - 2) See Room Finish Schedule, Sheet A-3002-9.1.

**Bidder Question #13:**

(submitted question)

Can you provide an estimated account of funeral services for an average week at the above referenced cemetery or provide a previous year's history so that we can estimate our potential down time?

**Response to Question #13:**

Monday and Friday are the busiest, averaging 5-6 each day. Tuesday through Thursday have fewer interments on average. These numbers can and will vary, and are provided for information only. Differing numbers of interments will not constitute a changed condition.

**Bidder Question #14:**

(submitted question)

Can you provide a specification for the standing seam metal roof?

**Response to Question #14:**

See specification *SECTION 07 41 30 PREFORMED METAL STANDING SEAM ROOFING AND SIDING*.

**Bidder Question #15:**

(submitted question)

- A) Can Lead Painted Materials Removal Specification be substituted for Lead Paint Abatement Specification since demolition of building instead of removal of lead paint from painted surfaces?
- B) Are Asbestos Abatement Specifications required? If so, which type. None are mentioned. What about PCB Specification? Mercury Specification?

- C) What type of documentation will be required for environmental abatement prior to building demolition?
- D) Specification *SECTION 02 41 10, paragraph 1.4.H* indicates the contractor, at their expense, is to obtain an Environmental Building Survey to look for asbestos, pcb's, mercury, lead paint, and any other hazardous material. We could not locate any instruction regarding who will pay for the abatement of any hazardous material that might be found. Is the abatement of any material found to be handled by an equitable adjustment to the contract?

**Response to Question #15:**

- A) Lead paint need not be removed from painted surfaces. Since the buildings are to be demolished, the lead paint containing materials shall be removed and disposed of in accordance with applicable federal, state and local regulations.
- B) Asbestos, mercury, PCB or other hazardous materials shall be removed and disposed of in accordance with applicable federal, state and local regulations. The Environmental Building survey prepared by a Certified Industrial Hygienist in accordance with *SECTION 02 41 10, paragraph 1.4.H* will specify additional removal requirements if necessary.
- C) Specification *SECTION 02 41 10 DEMOLITION AND SITE CLEARING , paragraph 1.4.H* is hereby modified to include the following requirement: Prior to demolition, The Contractor retained Certified Industrial Hygienist shall provide documentation to the COTR that any Hazardous Materials identified in the Environmental Building Survey have been abated in accordance with applicable Federal, State, and local regulations.
- D) Abatement of hazardous materials identified in the Environmental Building Survey shall be included in the base bid.

**Bidder Question #16:**

(submitted question)

- A) During the on-site Pre-bid Conference on November 8, 2011 the VA noted that the special inspections were to be paid for by the VA. This is consistent with specification *SECTION 01 00 00 – General Requirements, paragraph 1.1.D* wherein it indicates the testing laboratory will be retained by the department of Veterans Affairs. However, specification *SECTION 01 45 29 – Testing Laboratory Services, paragraph 1.1* indicates the Testing Laboratory will be retained and paid for by the Contractor. Please confirm that the VA will retain and pay for the Testing Laboratory to perform all tests and inspections required and that the Contractor is not required to retain and pay for any testing and inspection services.
- B) If the answer to question (A) is that the Contractor is to retain and pay for the testing and inspection services, specification *SECTION 01 45 29 – Testing Laboratory Services, paragraph 1.3.A* indicates the Testing Laboratory is to be NVLAP accredited. The closest NVLAP accredited laboratory is in southern California (in San Jacinto). The local testing and inspection laboratories have ACI, AWS, ICC, & ODOT accreditations. Is this acceptable.

**Response to Question #16:**

- A) The Contractor shall retain and pay for Testing Laboratory Services as specified in *SECTION 01 45 29*.
- B) The NVLAP certification is hereby waived.

**Bidder Question #17:**

(submitted question)

- A) On drawing Sheet A-1001-6.3 details 2, 3, and 4 call for a roof membrane underlayment. We cannot find a specification for this material and request clarification regarding the material requirements for this call out.
- B) Request for a roofing substitution.

**Response to Question #17:**

- A) See (but not limited to) specification *SECTION 07 41 30 PREFORMED METAL STANDING SEAM ROOFING AND SIDING, PART 1, PARAGRAPH 1.3 and PART 2, PARAGRAPH 2.3 I. ROOFING UNDERLAYMENT* and other sections.
- B) Any manufacturer's product will be considered provided it meets or exceeds the specification requirements. Product submittal, review and approval will be made during the construction phase.

**Bidder Question #18:**

(submitted question)

Sections 2 & 6 on Sheet A-3002-4.1 calls for the CMU walls in the Wash Bay to be painted. However, the Room Finish Schedule on Sheet A-3002-9.1 does not call for these walls to be painted. Are these walls to be painted?

**Response to Question #18:**

Add to Room Finish Schedule: M117 Wash Bay, All walls to be PT-2 finish.

**Bidder Question #19:**

(submitted question)

There are a number of locations where the existing oak trees will need to be removed. Are these trees to be replaced?

**Response to Question #19:**

Existing trees in the Temporary Maintenance Yard and spoils disposal area West of Riley Road do not need to be replaced.

**Bidder Question #20:**

(submitted question)

On Sheet L-6.3 there is a call out for 'Ameristar' six (6) feet fencing and rolling gate. Please provide specifications for this item including the required gauge of the posts and pickets.

**Response to Question #20:**

See specification *SECTION 32 31 00 ORNAMENTAL FENCE* for Basis-of-Design information, including model information. The fence and gates are to match existing 'Ameristar' products on site.

**Bidder Question #21:**

(submitted question)

- A) Where is the existing Carillon cabinet located?
- B) The scope calls for new conduit for the relocated Carillon cabinet; however it does not indicate who installs the cable. Please confirm the cable is furnished and installed by the VA.
- C) The notes on the drawings indicate to remove the underground feeder, conduit, and wire. Typically, the conduit is left in place due to the expense of excavation and backfill required to remove the conduit. Please confirm the conduit is to be removed.

**Response to Question #21:**

- A) See Sheet D-1.2, Existing Administration Building.
- B) All cable installed by contractor. See Sheet E-2.1, E-1001-7.5, and Detail 5/E-1001-7.3.
- C) Conduit to be completely removed and backfilled per Demolition Plans and specifications.

**Bidder Question #22:**

(submitted question)

Elevation 7/ A-3002-8.1 calls out a microwave oven and elevation 9/A-3002-8.1 calls out a microwave oven and a refrigerator. We could not locate a spec section for appliances. Are the microwave ovens and refrigerator furnished by the Owner?

**Response to Question #22:**

The microwave oven and refrigerator is owner supplied under separate contract.

**Bidder Question #23:**

(submitted question)

All of the details on Sheet A-3002-5.1 call for a "Sand Cushion – See Geotech. Report, Typ", however the Geotech. Report does not appear to call for a "Sand Cushion". The Geotech. Report calls for crushed rock rather than sand directly below the slab on grade. Please confirm a Sand Cushion is not required.

**Response to Question #23:**

Delete note from Architectural drawings "sand cushion" and substitute with "structural fill - see structural notes on Sheets S-1001-0.1, S-3002-0.1 and S-3003-0.1."



**Bidder Question #24:**

(submitted question)

Specification *SECTION 32 30 00* – Site Furnishings calls out for the gravesite grid monument to be bronze. Detail 3 on Sheet L-3.7 calls out for the monument to be aluminum. Is the monument to be bronze or aluminum?

**Response to Question #24:**

The monuments shall be bronze.

**Bidder Question #25:**

(submitted question)

- A) Is the wood furring on the CMU walls to be pressure treated?
- B) The architectural drawings and details for the interior furring call out for wood furring. May we use steel stud framing in lieu of wood for the interior furring. See Detail 8/A-3002-6.2.
- C) Detail 8/A-3002-6.2 also calls out wood furring for the exterior, should this be pressure treated material?

**Response to Question #25:**

- A) See modified specification *SECTION 06 10 00 ROUGH CARPENTRY* preservative treatment, Clarification #2.
- B) No.
- C) See modified specification *SECTION 06 10 00 ROUGH CARPENTRY*, Clarification #2.

**Bidder Question #26:**

(submitted question)

- A) On the mechanical drawing number Sheet H-3002-3.1 reflect an earth loop exchange system from the heat pump compressor side the following needs answers as follows:
  - 1. Where do you find the specifications outlining the scope and procedure for the work on the exchange side of the heat pumps.
  - 2. Are the Bore Holes already in place or will they need to be drilled? (Any procedure to follow?)
  - 3. What type of material is used for underground piping on the refrigeration side of the earth loop (Bore Holes) and is there any grouting that will be required if so, what type.
  - 4. Is there a detail outlining how the refrigerant pipes will lay in the trench horizontally going to the earth loops from the heat pumps, and what material will be used in the backfill process.

**Response to Question #26:**

- 1. Reference attached specification *SECTION 23 21 14 Ground-Loop Heat Pump Piping*, which was inadvertently omitted from the published bid documents.

The Direct Geo-Exchange components are a manufactured system. The system (provided by the manufacturer) will include the earth loops, manifolds, heat pumps, AHU etc. The contractor/installer will need to work directly with the manufacturer for proper installation of the system. Since each manufacturer has a slightly different system the answers questions maybe manufacturer specific, but most of can be answered with reference to specification *SECTION 23 21 14 Ground-Loop Heat Pump Piping* and Sheet H-1.1, Mechanical Site Plan.

2. The bore holes are not in place and will need to be drilled by the Contractor. Reference answer to question 1 above.
3. Reference specification *SECTION 23 21 14 GROUND-LOOP HEAT PUMP PIPING, SECTION 23 23 00, REFRIGERANT PIPING* and Sheet H-1.1 Mechanical Site Plan. Grouting is required, and is to be in accordance with the manufacturer recommendations and federal, state and local regulations.
4. Reference Sheet H-1.1, including detail 2.

#### **Bid Documents Clarification #1:**

Amend specification *SECTION 05 50 00 METAL FABRICATION* as follows:

1. Delete the following: Part 1, 1.2 (A) Related work Section 05 51 00
2. Add the following:  
Part 2, 2.7 Stainless Steel Railings and Guard Rails:
  1. Fabricate from 38 mm (1-1/2 inches) outside diameter stainless steel tubing, ASTM A269, having a wall thickness of 1.6 mm (0.065 inch).
  2. Join sections by an internal connector to form hairline joints where field assembled.
  3. Fabricate with continuous welded connections – Type 1 Ornamental Quality
  4. Fabricate brackets of stainless steel to design as indicated or needed – submit pipe, collars, sleeves, brackets etc. samples for approval
  5. Stainless Steel Tubing: ASTM A269, type 302 or 304.
  6. Stainless Steel: NAAMM AMP-504 Finish No. 4 - satin

#### **Bid Documents Clarification #2:**

Modify specification *SECTION 06 10 00 ROUGH CARPENTRY* as follows:

Add to the ROUGH CARPENTRY 06 10 00, PART 2 – PRODUCTS, 2.1 LUMBER, F. Preservative Treatment:

1. Preservative treat by the pressure method complying with ASTM D1760.
2. Treat the following: Wood members and plywood such as cants, nailers, curbs, equipment support bases, blocking, crickets, stripping, and similar members in connection with roofing, flashing, vapor barriers, water proofing or exposed to weather.
3. Treat the following: Wood members and plywood such as sills, sleepers, blocking, furring, stripping, and similar members in contact with plaster, masonry or concrete.
4. Treat the following: Wood members and plywood such as framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
5. Treat the following: Wood floor plates that are installed over concrete slabs-on-grade.
6. Preservative chemicals as acceptable to authorities having jurisdiction including National/State environmental authorities and agencies, except that any process involving the use of Chromated Copper Arsenate (CCA) for pressure treating wood is not permitted.
7. Kiln-dry boards and lumber after treatment to a moisture content of 19 percent or less – boards and lumber 2 inches and less in thickness. Kiln-dry lumber after treatment to a moisture

content of 25 percent or less – lumber greater than 2 inches in thickness. Do not use material that is warped or does not comply with requirements for untreated material.

**Bid Documents Clarification #3:**

The contractor shall install a 26 foot by 48 foot non-reinforced, 4 inch thick concrete slab under the bulk storage bins located in the Temporary Maintenance Yard, as depicted on Sheet X-3.2.

**Bid Documents Clarification #4:**

The cemetery currently has flag pole holders, consisting of approximately 1 ½ inch PVC pipe sleeves in concrete, located at the back of curb in several locations. The contractor shall include removal and replacement in kind in areas of disturbance.

**Bid Documents Clarification #5:**

The septic holding tank, installed for the trailer at the temporary maintenance yard shall be buried. The Contractor may salvage and re-use the existing tank or provide a new tank of equal size. The openings shall be accessible by pumping truck. The tank will be pumped under separate contract by the VA's septic hauling contractor.

**Bid Documents Clarification #6:**

The contractor is to remove and dispose of (off site) existing trees and stumps in the temporary maintenance yard and disposal area west of Riley road. Trees removed do not need to be replaced. Turf is to be established in all disturbed areas. The lease area is currently utilized for livestock grazing by the property owner. As such the new temporary fencing shall be installed before the old fence is removed in order to maintain fencing for the animals at all times.

**Bid Documents Clarification #7:**

The existing gravel road accessing the storage area west of Riley road is to be kept free of mud and debris at all times. This road is utilized by the VA in disposal of spoils from cemetery operations. The road shall be cleaned daily by scraping and/or addition of gravel as needed and the active dumpsite area maintained with a gravel pad to keep truck tires out of the mud. The Contractor shall include these housekeeping items in the bid, should the on-site spoils disposal area be utilized.

**Bid Documents Clarification #8:**

The electrical relocation corridor west of Riley Road noted on Sheets E2.1 and E2.1 is schematic. Please refer to Sheets L1.4 and L1.5, Alignment and Layout plans, for exact location.

**Bid Documents Clarification #9:**

Add specification *SECTION 23 21 14 GROUND LOOP PIPING*. See attached document.

**Pre-Bid Conference Sign-In Sheet for  
Administration and Maintenance Building Complex Project  
Eagle Point National Cemetery in Eagle Point, Oregon**

**DATE:  
November 8, 2011**

<b>NAME</b>	<b>REPRESENTING COMPANY &amp; ADDRESS</b>	<b>TELEPHONE NUMBER/Email</b>
Gene Doll	DSL Builders LLC 325 13 <sup>th</sup> St. NE Suite 502 Salem, OR 97302	503-363-0202 gened@dsl-builders.com
Harry Hackett	Castle-Rose Inc 3209 Old Pacific Hwy S Kelso, WA 98626	360-353-3285 hhackett@castle-rose.net
Jim Hirte	Colamette Const. Company P.O. Box 413 Sherwood, OR 97140	503-538-6532 jhirte@cdamette.com
Phil Davis	FedCon Corp 1655 Riverview San Bernardino, CA 92408	909-528-9860 pdavis@fedconcorp.com
Fred Tamayo	KevCon Inc 246 E Gran Ave Escondido, CA	503-887-3698 fred.tamay@kevcon.us
Ray Greb	Belfor Environmental 449 Pech Road Central Point, OR 97502	541-261-6442 ray.greb@us.belfor.com
Scott Shamrell	ACI Camas, Washington	971-400-7309
Joe Netherland	Blitz Construction P.O. Box 8409 Medford, OR	541-772-2117
Mike Milhoam	Knife River Materials P.O. Box 1145 Medford, OR 97501	541-770-2960 mike.milhoan@kniferiver.com
Debbie Sumption	Bruce & Dana, Inc. 3595 Avion Drive Medford, OR	541-776-5206 debbie@bruceanddana.com
Dick	Pair-A-Dice Contracting, LLC P.O. Box 446 Jacksonville, OR 97530	541-660-1471 rlnmeyer@
Steve Scarlata	Valley Electrical Cont. Inc P.O. Box 1555 Medford, OR 97501	541-773-1405 steves@valleyelctricalcontractor.com
Rich Harra	R Harra Excavation P.O. Box 1417 Eagle Point, OR 97524	341-840-0782

Jack Burns	Burns Drywall	541-944-1972
Roy Probst	FM & Heet Metal	541-772-1224
Ray Figueira	Alpha Heating & A/C	7541-770-2723
Jerome Cordeiro	Mainline Elec. Inc	541-535-9862
Kelly Lawson	Hoag Roofing	541-292-6837
Deven Howard	Jeld-Wen Windows & Doors	541-326-8785
O.R. Ortego Roy	Taylor Site Development, Inc	541-779-3565
Robert Bairel	Skytek	503-314-9347 Robert@skytekcon.com
Brian Nolte	Ater Inc 23525 Hwy 99E Harrisburg, OR 97446	541-995-6008
Bob Kinyon	Alter Inc 23525 Hwy 99E Harrisburg, OR 97446	541-995-6008
Rick durtschi	Monitor Const P.O. Box 241 Coos Bay, OR 97420	541-260-4331
Allen Kemp	Abriss Corp Inc 22B17 NE 72 <sup>nd</sup> Ave Battle Ground, WA 98604	360-687-1117 360-772-2213
Alan Yokum	Alan Yokum Const 170 Palomio Ave Rosebug, OR 97471	541-580-9344
David Viscounty	Knife River Materials P.O. Box 1145 Medford, OR 97501	541-770-2960
Joe Coffman	Knife River Aggregate Supply	541-621-1683 Joseph.coffman@kniferiver.com
Alan Guy	Anvil Builders 240 O'Farrell SF, CA 94102	415-397-4925 alan@anvilbuilders.com

Brian Hoeron	Shrader & Martinez Govt 160 Dry Creek Rd Sebona, AZ	928-282-7554 bhoeron@shradermartinez.com
Dave Dalles	Apollo Inc 1133 W Columbia Dr Keniwick, WA	509-948-7348
Reed Ledbetter	ACI	541-968-0044
Glen Nier	ACI	360-600-3673
Travis Snyder	Precision Electric	541-773-6279 travis@precisionelectriccr.com
Don Hartley	Action Industrial	541-779-6515 info@aisfire.com
Fans Empasis	Reward Const.	541-944-7665 saddingtonm@aol bpeck@hotmail.com
Derrick Van Sickli	Van Row Mechanical	541-890-2362 Van.row2hotmail.com
Greg Graham	Rubensteins P.O. Box 500 Goldhla, OR 97525	541-550-6522
Pat Ryan	Tornadosoft Excavation LLC Albany, OR 97321	503-932-1868 pat@tornadosoftex.com
Dennis Patterson	Dennis Patterson PIB Inc P.O. Box 1410 Eagle Point, OR 97524	826-6298 541-840-6518
Reggie DeVore	DeVore Electric and Con.	541-944-3380 regdevore@charter.net
Darrell Roush	Doublz D. Electric P.O. Box 4306 Medford	541-664-2107
Bill Hackman	Ashland Meford Plumbing	541-891-7940 hack@pipepillea.biz
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